019.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	674,400 / 674,400
					USE VALUE:	674,400 / 674,400
					ASSESSED:	674,400 / 674,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87		BAY STATE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOAD MANOR LLC
Owner 2:	
Owner 3:	
Street 1:	20 LARCH ST
Street 2:	
Twn/City:	BRIGHTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02135 Type:

PREVIOUS OWNER

Owner 1:	CHRISTOPHER L CHARLES -
Owner 2:	-
Street 1:	20 LARCH ST
Twn/City:	BRIGHTON
St/Prov:	MA Cntry:
Postal:	02135

NARRATIVE DESCRIPTION

This parcel contains 5,700 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1941, having primarily Vinyl Exterior and 1355 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5700.000	172,100		502,300	674,400
Total Card	0.131	172,100		502,300	674,400
Total Parcel	0.131	172,100		502,300	674,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 497.71 | /Parcel: 497.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 13979

GIS Ref

GIS Ref

Insp Date 04/26/19

!1645!

PREVIOUS ASSESSMENT

Parcel ID 019.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	172,100	0	5,700.	502,400	674,500	674,500	Year End Roll	12/18/2019
2019	101	FV	189,600	0	5,700.	650,100	839,700	839,700	Year End Roll	1/3/2019
2018	101	FV	190,800	0	5,700.	413,700	604,500	604,500	Year End Roll	12/20/2017
2017	101	FV	190,800	0	5,700.	378,200	569,000	569,000	Year End Roll	1/3/2017
2016	101	FV	190,800	0	5,700.	307,300	498,100	498,100	Year End	1/4/2016
2015	101	FV	189,900	0	5,700.	307,300	497,200	497,200	Year End Roll	12/11/2014
2014	101	FV	189,900	0	5,700.	280,100	470,000	470,000	Year End Roll	12/16/2013
2013	101	FV	189,900	0	5,700.	266,500	456,400	456,400		12/13/2012

PRINT

Date	Time
12/10/20	17:13:10

LAST REV

Date	Time
09/24/19	12:22:57

mmcmakin

1645

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHRISTOPHER L C	1498-47		10/17/2016	Convenience	1	No	No		
NELSON CATHRYN	1397-24		3/8/2011	Change>Sale	336,000	No	No		
HARDIE JON H	1123-106		3/4/1994		10	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2018	409	Porch	3,500	C				
9/26/2017	1255	Wood Dec	2,500	C				
12/28/2011	1895	Manual	5,000					replace 4 existing
3/17/2011	164	Redo Bat	4,200					
5/21/1999	298	Alterati	17,000					ADD PORCH
6/2/1995	304	Manual	10,000					ROOF + SIDING
10/23/1992	539	Manual	4,519					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
4/26/2019	Inspected	PT	Paul T
11/15/2017	MEAS&NOTICE	BS	Barbara S
6/27/2012	Measured	JBS	JOHN S
2/19/2009	Meas/Inspect	189	PATRIOT
11/4/1999	Inspected	267	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	264	PATRIOT
8/24/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	13979
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5700		Sq. Ft.	Site		0	85.	1.04	2									502,349						502,300	

Total AC/HA:	0.13085	Total SF/SM:	5700	Parcel LUC:	101	One Family	Prime NB Desc:	KEL/MANOR	Total:	502,349	Spl Credit		Total:	502,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:	L - Layout	10.	%
Economic:			%
Special:			%
Override:			%
	Total:	46.27	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	129.520
Other Features:	81500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	320359
Depreciation:	148230
Depreciated Total:	172129

COMMENTS

PDAS. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1			HB				

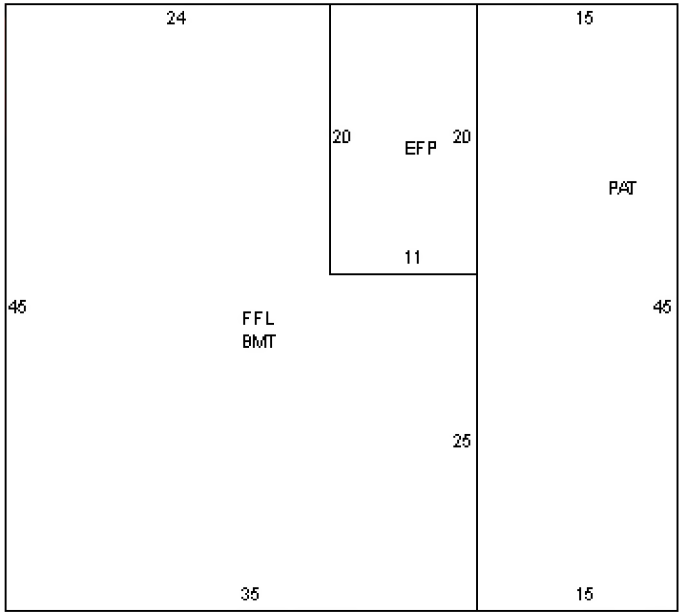
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	129.52
Special Features:	0	Val/Su Net:	47.74
Final Total:	172100	Val/Su SzAd	127.01

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,355	38.860	52,650
FFL	First Floor	1,355	129.520	175,499
PAT	Patio	675	2.830	1,912
EFP	Enclos Porch	220	39.990	8,798

Net Sketched Area:	3,605			Total:	238,859
Size Ad	1355	Gross Are	3605	FinArea	1355

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

019.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: